133.0	0008	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,235,500 / 1,235,500
					USE VALUE:	1,235,500 / 1,235,500
					ASSESSED:	1,235,500 / 1,235,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		ENDICOTT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRIDGEN DEVIN & BRITTANY
Owner 2:	
Owner 3:	
Street 1:	25 ENDICOTT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EBNER MERRILL L & JUNE F/ ESTATE -
Owner 2:	-
Street 1:	25 ENDICOTT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Brick Veneer Exterior and 2479 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

June F Ebner

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10483.000	574,500		661,000	1,235,500
Total Card	0.241	574,500		661,000	1,235,500
Total Parcel	0.241	574,500		661,000	1,235,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.39 | /Parcel: 498.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 85918
GIS Ref:
GIS Ref:
Insp Date: 05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	574,500	0	10,483.	661,000	1,235,500		Year end	12/23/2021
2021	101	FV	557,200	0	10,483.	661,000	1,218,200		Year End Roll	12/10/2020
2020	101	FV	556,900	0	10,483.	661,000	1,217,900	1,217,900	Year End Roll	12/18/2019
2019	101	FV	421,900	0	10,483.	697,800	1,119,700	1,119,700	Year End Roll	1/3/2019
2018	101	FV	414,900	0	10,483.	514,100	929,000	929,000	Year End Roll	12/20/2017
2017	101	FV	414,900	0	10,483.	492,100	907,000	907,000	Year End Roll	1/3/2017
2016	101	FV	414,900	0	10,483.	455,400	870,300	870,300	Year End	1/4/2016
2015	101	FV	404,900	0	10,483.	381,900	786,800	786,800	Year End Roll	12/11/2014

!10412!

PRINT

Date	Time
12/30/21	10:39:29

LAST REV

Date	Time
01/19/21	08:44:54
mmcmakin	

USER DEFINED

Prior Id # 1:	85918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10412

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EBNER MERRILL L	76145-257	1	11/12/2020	Estate/Div	1,225,000	No	No		
	11318-682		5/1/1967			No	No		Merrill L Ebner dod 3/27/2008

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
5/19/2018	Inspected	PH	Patrick H
5/8/2016	MEAS&NOTICE	BS	Barbara S
2/11/2009	Meas/Inspect	372	PATRIOT
11/23/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
8/19/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10483		Sq. Ft.	Site		0	90.	0.70	10									661,042						661,000	

Total AC/HA:	0.24066	Total SF/SM:	10483	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	661,042	Spl Credit		Total:	661,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10971975
Const Adj.:	1.03195679
Adj $ / SQ:	148.874
Other Features:	105370
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705813
Depreciation:	131281
Depreciated Total:	574532

COMMENTS

BMT EST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

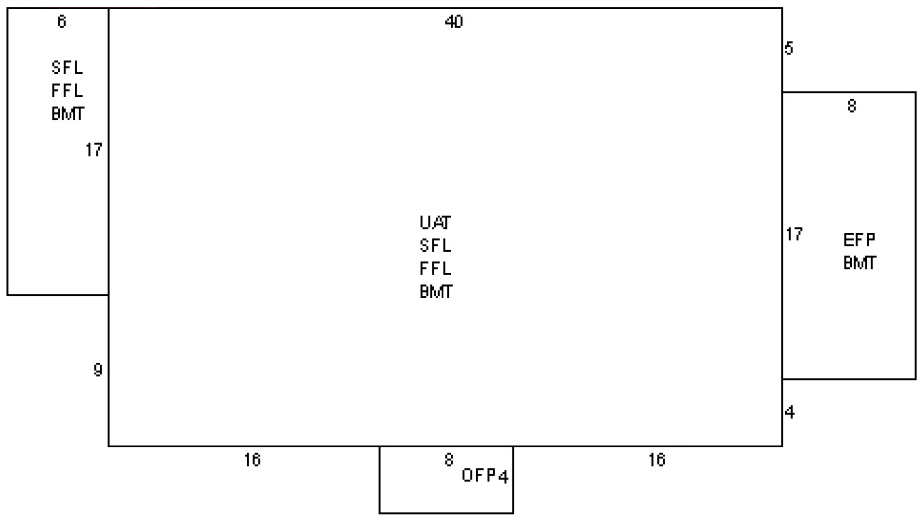
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.00
Special Features:	0	Val/Su Net:	143.98
Final Total:	574500	Val/Su SzAd	251.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,278	44.660	57,078
FFL	First Floor	1,142	148.870	170,014
SFL	Second Floor	1,142	148.870	170,014
UAT	Upper Attic	260	77.410	20,128
EFP	Enclos Porch	136	48.750	6,630
OFP	Open Porch	32	45.410	1,453

Net Sketched Area:	3,990			Total:	425,317
Size Ad	2284	Gross Area	4770	FinArea	2479

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0008-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	